



REDEVELOPMENT AGENCY AGENDA
MEETING OF: MARCH 20, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE REDEVELOPMENT AGENCY MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY VICE CHAIRMAN REESE AT 1:11 P.M.

PRESENT: VICE CHAIRMAN REESE and MEMBERS M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

EXCUSED: CHAIRMAN GOODMAN

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, JOHN REDLEIN, Assistant City Attorney, and BEVERLY K. BRIDGES, Acting Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(1:11 – 1:12)
3-2470

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 20, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 6, 2002

MOTION:

M. McDONALD – APPROVED by Reference – UNANIMOUS with GOODMAN excused

MINUTES:

There was no discussion.

(1:12)

3-2478

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 20, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

SUBJECT:

PUBLIC HEARING AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO THE LAS VEGAS REDEVELOPMENT PLAN IMPLEMENTATION DESIGNATIONS WITHIN AREA 5C TO ALLOW PF (PUBLIC FACILITY) LAND USES, LOCATED WITHIN THE AREA BOUNDED BY SOUTH 14TH STREET & SOUTH BRUCE STREET ON THE WEST; OGDEN AVENUE & SUNRISE AVENUE ON THE NORTH; EASTERN AVENUE ON THE EAST; CHARLESTON BOULEVARD & FREMONT STREET ON THE SOUTH; & NORTH AND SOUTH OF CHARLESTON BOULEVARD BETWEEN MAIN STREET ON THE WEST & BRUCE STREET ON THE EAST (APN: MULTIPLE) - WARDS 3 & 5 (REESE & WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Downtown Development Plan Implementation Designations map designates Area 5C as a Resident-Serving Service Commercial District. The proposed amendment will allow PF (Public Facility) as a permitted land use category within the district. This action is being specifically sought to allow public school facilities as a permitted use within the district, in response to the Clark County School District proposal to construct an elementary school on the northeast corner of Bruce St. & Sunrise Av.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Location Map
2. Agenda Memo
3. Legal Description
4. Public Hearing Notice

Submitted after Final Agenda: letter addressed to the Redevelopment Agency members and the City Clerk from Attorney Netzorg

MOTION:

REESE – APPROVED as recommended – UNANIMOUS with GOODMAN excused

REDEVELOPMENT AGENCY MEETING OF MARCH 20, 2002

Item 2 - PUBLIC HEARING AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO THE LAS VEGAS REDEVELOPMENT PLAN IMPLEMENTATION DESIGNATIONS WITHIN AREA 5C TO ALLOW PF (PUBLIC FACILITY) LAND USES, LOCATED WITHIN THE AREA BOUNDED BY SOUTH 14TH STREET & SOUTH BRUCE STREET ON THE WEST; OGDEN AVENUE & SUNRISE AVENUE ON THE NORTH; EASTERN AVENUE ON THE EAST; CHARLESTON BOULEVARD & FREMONT STREET ON THE SOUTH; & NORTH AND SOUTH OF CHARLESTON BOULEVARD BETWEEN MAIN STREET ON THE WEST & BRUCE STREET ON THE EAST (APN: MULTIPLE)

MOTION - Continued:

NOTE: COUNCILMAN MACK disclosed that although his brother owns a Super Pawn Shop at the corner of Charleston and Eastern, he would be voting on this matter, as he has not spoken with his brother about this district, which has no impact on the Shop, and he feels that he can remain impartial.

MINUTES:

VICE CHAIRMAN REESE declared the Public Hearing open.

ROBERT GENZER, Director, Planning and Development Department, presented a map designating the boundaries of area 5-C. This is a part of the Redevelopment Plan and is specifically one of the elements of the Downtown Development Plan Implementation Designations Map. At the present time area 5-C is designated for residents serving service commercial uses. That would include “service commercial” and “high-density residential.” Staff is asking to add “public facility” to the list of categories allowed within that district so that the urban elementary school can be developed at the northeast corner of Sunrise Avenue and Bruce Street, which is the area in yellow on the map he presented.

TODD FARLOW, 240 N. 19th Street, expressed his full support of the addition.

ATTORNEY JOHN NETZORG, appeared on behalf of MARY BARTSAS, who owns properties in the area. He countered that the inclusion of public facilities is not necessary because Section 510.14, which he read for ASSISTANT CITY ATTORNEY JOHN REDLEIN, of the existing Redevelopment Plan already permits that type of use. Therefore, the development of a public school in area 5-C is already allowable. He opined that re-designating the entire area to “public facility” would discourage any private development.

VICE CHAIRMAN REESE was confused about how re-designating this area would negatively impact private development. ATTORNEY NETZORG indicated that putting in schools along the Charleston Boulevard corridor would require 1500-foot restrictions on surrounding development. MR. GENZER clarified that area 5-C includes the entire Charleston Corridor almost to the railroad tracks. He pointed out that as part of the process of redoing the entire redevelopment

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MINUTES - Continued:

plan staff will be looking into breaking up area 5-C into two segments because the characteristics of the two areas are very different.

VICE CHAIRMAN REESE noted that he wants this to move forward and not hold up the school any longer. ASSISTANT CITY ATTORNEY REDLEIN advised that he was unclear as to ATTORNEY NETZORG's objection. Since this involved a multi-stage process, he suggested the Agency members take the desired action. If approved, the matter has to go before the Planning Commission for consideration of the Agency's recommendation, and then forwarded to the City Council for consideration. MR. GENZER noted that the matter was scheduled for the Planning Commission of 3/28/2002.

VARGAS DIFARI, who owns property east of Fremont Street across the street from the subject area, asked how this proposal might affect one of his properties that is listed for sale. VICE CHAIRMAN REESE opined that it would probably have a positive impact.

TOM McGOWAN, Las Vegas resident, questioned what type of private developments, if any, have been adopted and approved in the 5-C area, or whether development is merely hypothetical at this point. In which case, is there a limitation upon the rights of the public to initiate this program, or do they have to wait, perhaps years, to find out what developers decide to do? Because they have already had abundant time to develop the entire City, including the railroad property and the 5-C area with or without casinos.

VICE CHAIRMAN REESE declared the Public Hearing closed.

There was no further discussion.

(1:12 – 1:27)

3-2494

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 20, 2002

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

BEATRICE TURNER, West Las Vegas resident, complained about the homeless situation at Foremaster Lane and Main Street. She indicated that if Palm Mortuary moves out, they are going to move all the buried bodies. She also complained about no “parking signs” being placed in front of people’s homes along Washington Avenue. These are people who own their homes and pay property taxes.

(1:27 – 1:30)
3-3293

TOM McGOWAN, Las Vegas resident, submitted his written comments (made a part of these Final Minutes) indicating that proposals on the redevelopment of the Union Pacific Railroad property, downtown core, and the Westside are available. He also pointed out that he previously submitted his proposal on the Entertainment District.

(1:30 – 1:34)
3-3414

THE MEETING ADJOURNED AT 1:34 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER
March 20, 2002

BEVERLY K. BRIDGES, ACTING SECRETARY